GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration & Urban Development Department – Rules – Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016)- Rates for collection of Development Charges – Orders-Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H)DEPARTMENT

G.O.MS.No. 87 Dated: 27-02-2018

Read the following:-

1. G.O.Ms.No.439, MA&UD (I1)Department, Dated:13.06.2007.
2. A.P. Metropolitan Region and Urban Development Authorities Act, 2016.
3. G.O.Ms.No.26, MA & UD (H2) Department, Dated:08.02.2016
4. From the Director of Municipal Administration, AP., Guntur Lr.Roc.No.14037/11/2017-K Sec(895236/2017-K3-1) Dated 25.01.2018.

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ORDER:-

In the reference 1st read above, Government have revised the rates of development charges for all Urban Development Authorities in the State of Andhra Pradesh under sub-section (1) of section 58 of the Andhra Pradesh Urban Areas (Development) Act, 1975 (Andhra Pradesh Act No.I of 1975).

2. In the reference 2nd read above, Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) came into force duly repealing the Andhra Pradesh Urban Development Authorities Act, 1975.

3. The provisions of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016) have come into force with effect from 8th February, 2016, by virtue of notification issued in G.O.3rd read above.

4. Government, after careful consideration, hereby prescribe the rates of development charges for all Urban Development Authorities in the State as per Sections 100 & 118 read with sub-section (3)(e) of Section 5 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016, (Act 5 of 2016). The rates of development charges are mentioned in the table appended to this order.

5. The amount so collected by Urban Development Authorities shall be kept in a separate account by Vice Chairmen of Urban Development Authorities. The Urban Development Authorities shall utilize 85% of the income to implement the provisions of Master Plans viz., (a) traffic improvement; (b) construction of bridges; (c) development of Green Belts and Parks etc., and remaining 15% can be utilized for administration and other maintenance.

6. The Urban Development Authorities shall prepare an action plan every year for the implementation of Master Plan proposals utilizing the amount received towards the Development charges.

P.T.O

7. The appended notification shall be published in the Extraordinary issue of the Andhra Pradesh Gazette dated:28.02.2018.

(**BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)**

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner, Printing Stationary and Stores Purchase, AP, Vijayawada.

The Vice Chairmen of Urban Development Authorities in the State.
The Commissioner, Greater Visakhapatnam Municipal Corporation, Visakhapatnam.
The Commissioner, Kakinada Municipal Corporation, Kakinada, E.G. District.
The Commissioner, Rajahmahendravaram Municipal Corporation, Rajamahendravaram, E.G. District.
The Commissioner, Eluru Municipal Corporation, West Godavari District
The Commissioner, Nellore Municipal Corporation, Nellore.
The Commissioner, Kurnool Municipal Corporation, Kurnool.
The Commissioner, Ananthapuram Municipal Corporation, Ananthapuram.
The Commissioner, Ongole Municipal Corporation, Ongole
The Commissioner, Tirupati Municipal Corporation, Tirupati, Chittoor District.
The Director of Town & Country Planning, AP, Guntur.
The Director of Municipal Administration, AP, Guntur.
The Registrar, High Court of AP and Telangana, Hyderabad.
The Accountant General, Andhra Pradesh, Hyderabad.
The Director of Treasuries & Accounts, AP., Vijayawada
The Director of Works & Accounts, AP., Vijayawada
The Pay and Accounts Officer, AP., Vijayawada
The OSD to Special Chief Secretary to Chief Minister.
The OSD to Hon'ble Minister for MA & UD
The P.S. to Principal Secretary to Government, MA&UD Dept.
Sf/Sc.

//FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

In exercise of the powers conferred by as per Sections 100 & 118 read with sub-section (3)(e) of Section 5 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016), the Governor of Andhra Pradesh hereby authorised the Urban Development Authorities to collect development charges under Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 (Act 5 of 2016).

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TABLE

RATES OF DEVELOPMENT CHARGES TO BE LEVIED UNDER SECTIONS 100 AND 118 READ WITH SUB-SECTION (3) (e) of Section 5 of ANDHRA PRADESH METROPOLITAN REGION & URBAN DEVELOPMENT AUTHORITY ACT, 2016 FOR ALL URBAN DEVEOPMENT AUTHORITIES

Rates in Rupees per Square Meter

	FOR INSTITUTION OF USE OR CHANGE OF USE	Greater Visakhapatnam Municipal Corporation (GVMC)		Other Municipal Corporations		All Municipalities		All Gram Panchayaths	
		Land	Built-up area	Land	Built-up area	Land	Built-up area	Land	Built-up area
I	**INSTITUTION OF USE**								
a.	Vacant to Residential	40	50	20	30	20	30	10	15
b.	Vacant to Commercial	50	60	25	40	25	40	15	30
c.	Vacant to Industrial	30	60	20	40	20	40	15	25
d.	Vacant to Miscellaneous	30	60	20	30	20	30	10	10
II	**CHNAGE OF LAND USE**								
a.	Recreational to Residential	125	60	70	40	70	40	20	15
b.	Recreational to Commercial	150	60	75	45	75	45	20	30
c.	Recreational to Industrial	125	60	65	45	65	45	20	30
d.	Recreational to Miscellaneous	125	30	65	20	65	20	15	30
e.	Agricultural./Conservation or Green Belt to Residential	100	60	60	40	60	40	15	15
f.	Agricultural./Conservation or Green Belt to Commercial	125	75	75	45	75	45	20	30
g.	Agricultural./Conservation or Green Belt to Industrial	100	75	50	40	50	40	15	30
h.	Agricultural./Conservation or Green Belt to Miscellaneous	40	40	25	20	25	20	15	15
i.	Residential to Commercial	125	75	80	45	80	45	20	30
j.	Residential to Industrial	60	60	40	40	40	40	20	30
k.	Residential to Miscellaneous	50	60	30	40	30	40	20	30
l.	Commercial to Residential	40	40	20	25	20	25	15	20
m	Commercial to Industrial	50	60	30	40	30	40	15	20
n.	Commercial to Miscellaneous	40	30	20	20	20	20	15	20
o.	Industrial to Residential	40	40	20	20	20	20	15	20
p.	Industrial to Commercial	80	60	45	45	45	45	20	30
q.	Industrial to Miscellaneous	40	40	20	20	20	20	15	20
r.	Miscellaneous to Residential	40	40	20	20	20	20	15	20
s.	Miscellaneous to Commercial	80	60	45	45	45	45	20	30
t.	Miscellaneous to Industrial	60	60	30	40	30	40	20	30

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER